



## SELEGATE HOUSE, 1 HENCOTES, HEXHAM, NORTHUMBERLAND, NE46 2EQ

- **Prominent location on Hencotes, close to junction with Beaumont Street**
- **Rooms within existing therapy centre**
- **Potentially suitable for a range of uses such as therapists, counsellors, health practitioners and office use**
- **Fully inclusive terms**

## To Let

### LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

The property is located on Hencotes, close to its junction with Beaumont Street in a mixed, commercial and residential area. There is on street car parking nearby.

**Tel: 0191 2610300**

**[www.youngsrps.com](http://www.youngsrps.com)**

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a Grade II Listed two-storey end-terraced building of brick and stone construction under a slate covered pitched roof. The property lies within a Conservation Area.

Internally, the space provides good quality studio, treatment room or office space, with carpeted floors, plastered walls and ceilings and gas fired central heating system to radiators. The property is available to let on a room by room basis, with access off a shared corridor. There are also shared toilet facilities.

The Centre is currently home to a small range of therapists including a chiropractor. There are a small number of car parking spaces immediately to the side of the property which are occupied on a first come first served basis.

## LICENCE TERMS

The space is available on a flexible basis to include the following:

- Rent
- Utilities – electricity, lighting and heating
- Maintenance and repair of common areas
- Provision of shared toilet facilities
- Cleaning of common areas



Treatment Room

## BUSINESS RATES

The property is currently being reassessed for business rates. Individual occupiers will be responsible for payment of business rates. However, we anticipate that all parts of the property will be eligible for small business rates relief and that therefore most occupiers will be able to claim exemption from business rates.

## CURRENT AVAILABILITY & LICENCE FEES

The following rooms are currently available:

Room	Area sq m	Area sq ft	Licence fee (per calendar month)
<u>Ground Floor</u>			
1	31.24	336	£840
2	23.09	249	£625
3	39.92	430	£1075
<u>First Floor</u>			
4	19.07	205	£530
5	19.73	212	£530

The premises are not registered for VAT and therefore VAT is not payable on the licence fee.

The rooms are available by way of a licence for an initial term of 12 months.

## VIEWING

Strictly by appointment with sole agents YoungsRPS, contact Paul Fairlamb at the Newcastle office on 0191 2610300.



Typical room



## LOCAL AUTHORITY

Northumberland County Council, County Hall,  
Morpeth, Northumberland, NE61 2EF  
Tel: (0345) 6006400

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

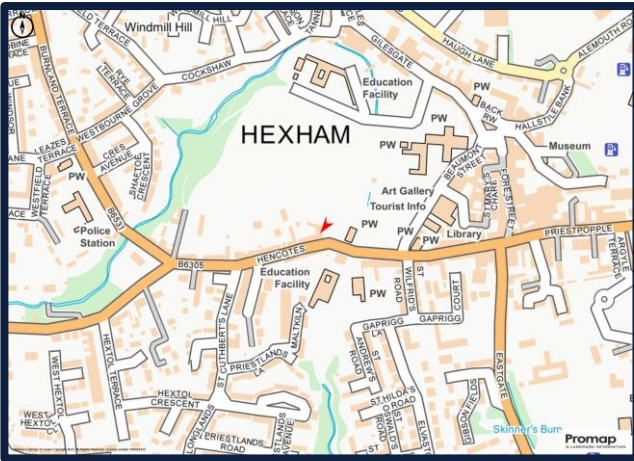
The whole of the property has an EPC Rating of D-92.

A copy of the certificate and recommendation report is available upon request.

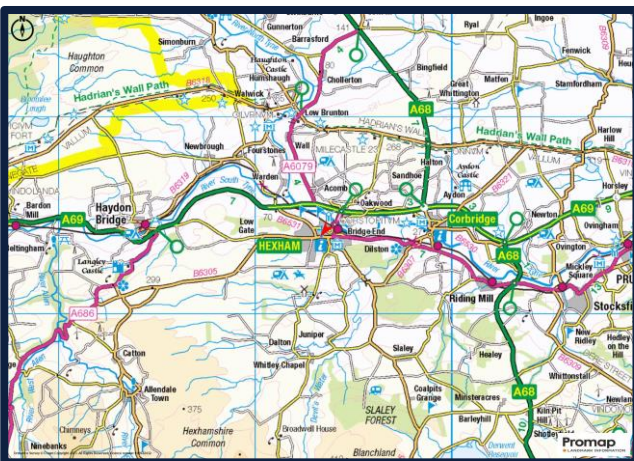
## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**Particulars prepared July 2023**



Street plan



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

YoungsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.